



Community Development
Development Services Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6929
TTY (541) 766-6477

August 30, 2011

CHRIS SALTVEIT
DESIGNCRAFT HOMES, LLC
P.O. BOX 6599
BEAVERTON OR 97007

RE: 26th Street commons: BLD07- 01115 / LND08-00014, 2645 NW Taylor Ave
Landscape Maintenance three-year surety release.

Dear Bond Holder,

The city has received and approved your report, prepared by a licensed arborist or landscape contractor, verifying that 90 percent ground coverage has been achieved for this project. You have fulfilled the permit condition requirements for landscape coverage and the 3 year bond may be released.

At this time, the City can release the bond in the amount of \$20,234.00 which was established for this project (Bond No. 787332S).

Thank you for your work on completing the landscaping and bonding process for your project. If you have any questions feel free to contact me at 541-766-6544.

Sincerely,

Shannen Chapman
Land Use Inspector

c. Kevin Russell, Land Use Supervisor

attachments: Copy Installation Bond documents

M & M LANDSCAPE SERVICES, INC.
34188 OAKVILLE RD. SW, ALBANY, OREGON 97321
CCB #150148

RECEIVED

AUG 29 2011

August 23, 2011

Shannen Capman
City of Corvallis
PO Box 1083
Corvallis, Oregon 97339

Re: 26th Street Commons
BLD07-01115

We have inspected the landscaping at 2645 NW Taylor, Corvallis. The landscaping is in excellent condition with the required 90% ground coverage.

Sincerely,



Moy Moreno
President/Owner

THREE-YEAR LANDSCAPE MAINTENANCE BOND

BOND NO. 787332S

KNOW ALL PEOPLE BY THESE PRESENTS that we 26th Street Commons, LLC as Principal, and Indemnity Company of California incorporation organized and existing under the Laws of the State of Oregon, Surety are held and firmly bound unto the City of Corvallis, Oregon, in the sum of Twenty thousand six hundred twenty Dollars (\$ 20,624) for the payment of which, well and truly to be made, the executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Pursuant to Building Permit Case # BL007-0115, this Bond is being established to cover the costs of replacing dead, dying, or diseased plants, repair or modification of irrigation and drainage and City of Corvallis administration costs (estimated at 20% of project costs) in order to comply with the approved landscape plan and applicable City standards.
The project name is 26th STREET COMMONS

WHEREAS, application was made to the obligee for approval of a building permit and was approved under the regulations of the City of Corvallis, and one of the conditions of this approval, pursuant to Building Permit Case # BL007-0115 Condition # 1, is that a maintenance bond be filed with the Development Services Division, guaranteeing the maintenance of landscaping according to the landscape plan, Attachment A, as approved by the Development Services Division, which consists of a plan for the installation.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal shall maintain and remedy the work according to the plan in Attachment A for a period of three years following approval of the landscape installation, and the plants shall provide 90 percent ground coverage, then this obligation shall be void; otherwise it may be used, as necessary, in making improvements and/or repairs as required to meet the landscaping performance requirements outlined in Sections 4.2.20.a.3 of the Corvallis Land Development Code and the approved plans.

To release this guarantee at the end of the three-year period, the developer shall provide a report to Development Services, prepared by a licensed arborist or licensed landscape contractor and shall verify that 90 percent ground coverage has been achieved, either by successful plantings or by the installation of replacement plantings. The City of Corvallis shall approve the report prior to release of the guarantee.

WITNESS our hands and seals this 11th day of December, 2008

26th Street Commons, LLC

Principal

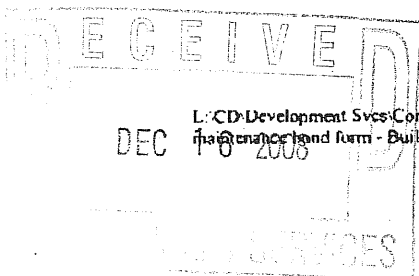
By: [Signature]
MARATHI DREMBY

Surety
Indemnity Company of
By: California
Attorney-in-Fact

[Signature]
Morag A. Corey, Attorney-in-Fact

Approved As to Form:

Corvallis City Attorney



L:\CD\Development Svcs\Common\Planning - MISC\AP - Plan Review\LANDSCAPE MAINTENANCE - bonds & MIAs\boilerplate\main\enactment form - Building Permit (Ministerial) doc

POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
INDEMNITY COMPANY OF CALIFORNIA
PO Box 19725, IRVINE, CA 92623 (949) 263-3300

KNOW ALL MEN BY THESE PRESENTS, that as except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, do each, hereby make, constitute and appoint:

Blaine D. Williamson, Geri M. Burnett, Morag A. Corey, Sean Flinn, Eric Englund, jointly or severally

as their true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporations, as sureties, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporations could do, but reserving to each of said corporations full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolutions adopted by the respective Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, effective as of January 1st, 2008.

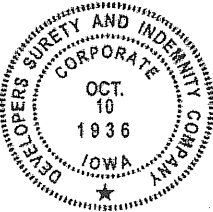
RESOLVED, that the chairman of the Board, the President and any Vice President of the corporation be, and that each of them hereby is, authorized to execute Powers of Attorney, qualifying the attorney(s) named in the Powers of Attorney to execute, on behalf of the corporations, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporations be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporations when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF, DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA have severally caused these presents to be signed by their respective Vice President and attested by their respective Assistant Secretary this January 1st, 2008.

By: Stephen T. Pate
Stephen T. Pate, Senior Vice President

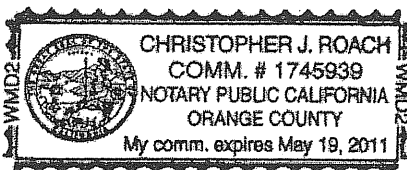
By: Charles L. Day
Charles L. Day, Assistant Secretary



State of California
County of Orange

On January 1st, 2008 before me, Christopher J. Roach, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Stephen T. Pate and Charles L. Day
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Christopher J. Roach
Christopher J. Roach

CERTIFICATE

The undersigned, as Assistant Secretary, of DEVELOPERS SURETY AND INDEMNITY COMPANY and INDEMNITY COMPANY OF CALIFORNIA, does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore, that the provisions of the resolutions of the respective Boards of Directors of said corporations set forth in the Power of Attorney, are in force as of the date of this Certificate.

This Certificate is executed in the City of Irvine, California, the 11th day of December, 2008.

By: Albert Hillebrand
Albert Hillebrand, Assistant Secretary